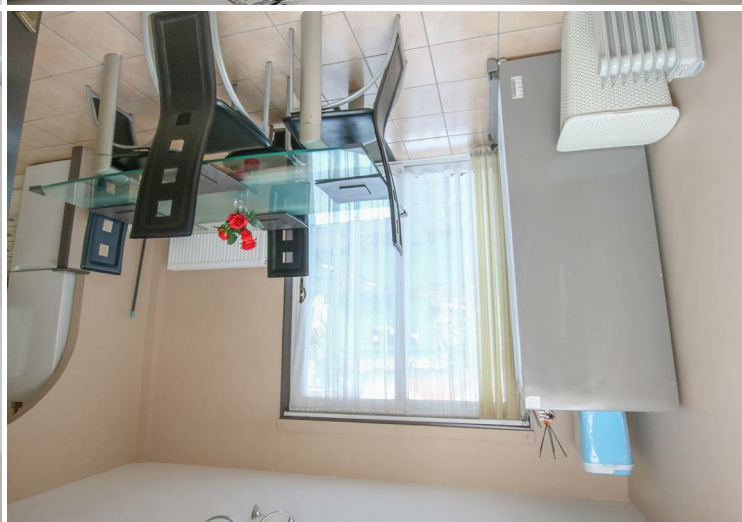
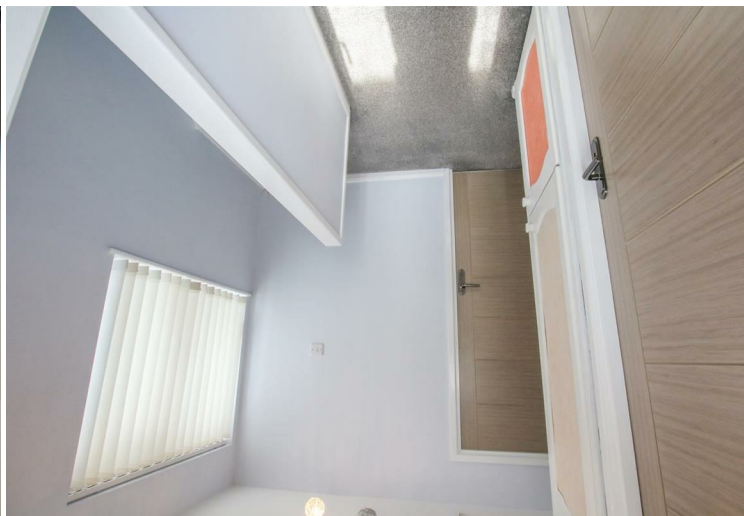
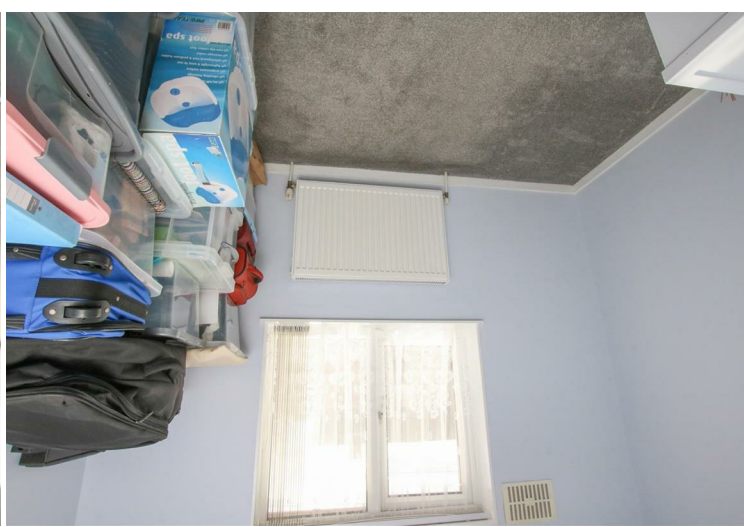




horton knights of doncaster

sales
lettings
and service



Chiltern Road, Scawthorpe, Doncaster, DN5 9PG
Offers Around £165,000

3 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL MODERN KITCHEN / FULLY TILED CONTEMPORARY BATHROOM / GOOD SIZED LIVING INCLUDING 3 GOOD SIZED BEDROOMS / GREAT LOCATION WITH ACCESS TO LOCAL AMENITIES / VIEWING RECOMMENDED //

Located on this popular roadway, a good sized 3 bedroom semi detached house. The property has undergone a comprehensive amount of work to include a new fitted kitchen with integrated appliances and a gorgeous contemporary styled bathroom and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, open plan dining kitchen including modern integrated appliances, first floor landing, 3 good sized bedrooms and a contemporary style bathroom with a shower. Outside are front and rear gardens, the front provides gated off road parking whilst the rear is nicely enclosed with a useful timber shed. Great location with access to local amenities and therefore early viewing is recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, modern laminate flooring and a door to a cloaks style cupboard which has coat rails and also houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

LOUNGE

15'0" x 10'7" (4.57m x 3.23m)

A good sized front facing reception room, it has a broad PVC double glazed window to the front, modern laminate flooring, a central ceiling light, coving to the ceiling and a central heating radiator concealed behind a radiator grille. Double doors continue into the dining area.

DINING AREA

12'0" x 10'6" max (3.66m x 3.20m max)

This has PVC double glazed sliding patio doors which give access out onto the rear garden, a double panel central heating radiator, tiled flooring, a ceiling light and a large opening which leads through into the kitchen.

KITCHEN

10'8" x 9'2" (3.25m x 2.79m)

All beautifully finished with a range of modern high and low level units with a rolled edge work surface, there is a ceramic hob, matching splashback, an integrated oven and an extractor hood. There is plumbing for an automatic washing machine, a tall larder style cupboard, space for a tall fridge freezer, a

PVC double glazed window to the side, a continuation of the tiled flooring and a ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, a storage cupboard, a ceiling light and new interior doors which lead to the bedrooms and bathroom.

BEDROOM 1

11'8" x 10'6" (3.56m x 3.20m)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a ceiling light and a range of fitted bedroom furniture concealing hanging rail and storage.

BEDROOM 2

13'2" x 10'6" max (4.01m x 3.20m max)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, a ceiling light and a deep built in cupboard.

BEDROOM 3

9'2" x 7'6" (2.79m x 2.29m)

A comfortable third bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a shower over, a wash basin and a low flush W/C inset to bathroom furniture. It is all beautifully tiled with modern tiling, there is a contemporary style towel rail/ radiator and a PVC double glazed window.

OUTSIDE

To the front of the property there is an enclosed garden area, this has brick walling and fencing to the perimeters, a dropped curb gives access courtesy of 2 double opening gates onto a car parking space. The remainder is lawned with a decorative pebble border.

REAR GARDEN

The rear garden again, is a particularly good size, as evidenced by the photographs. There is fencing and hedging to the perimeters, a paved patio and sitting area leading onto several ornamental lawns with a further cultivated area to the rear plus a useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2017.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton

knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

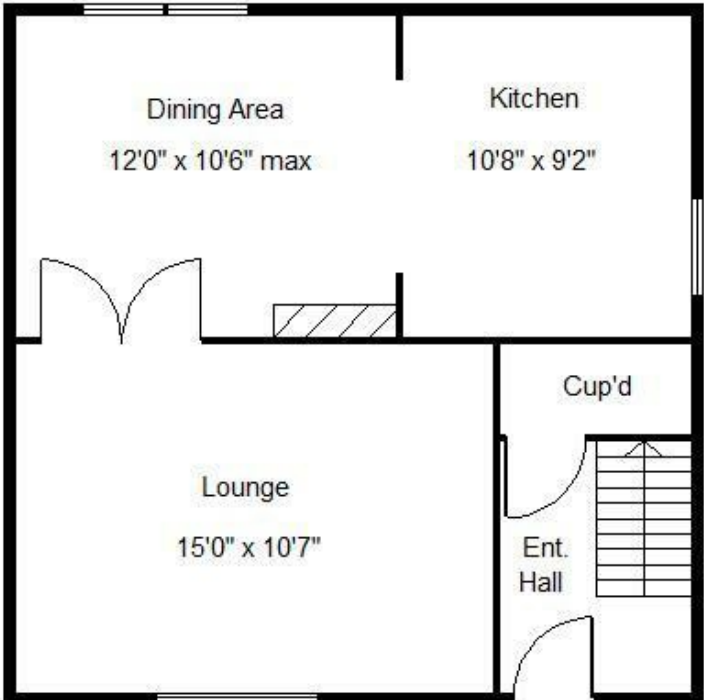
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

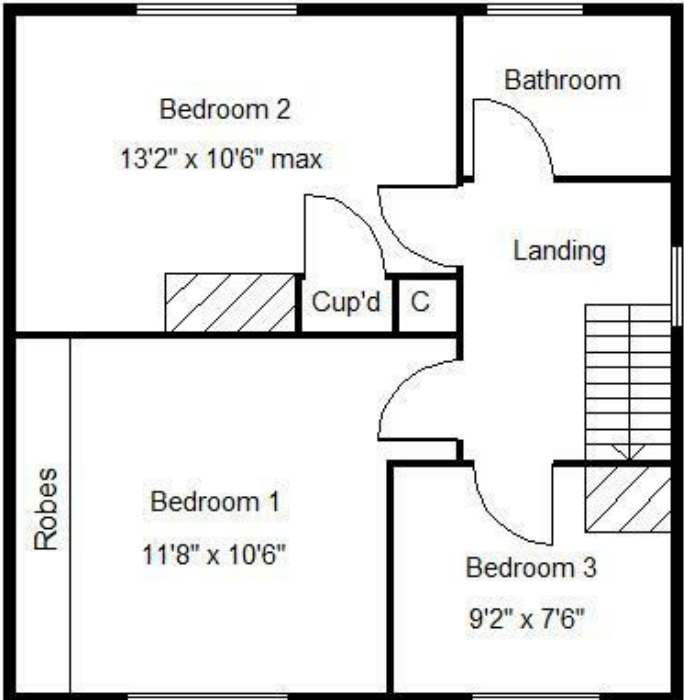
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC